PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58035

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Evan Nahmias Sandy Nahmias 173 Carnavon Parkway Nashville, TN 37205	Evan Nahmias Sandy Nahmias 173 Carnavon Parkway Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 12910002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott G. Merrick and Lee Ann Merrick, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Evan Nahmias and Sandy Nahmias, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of West Meade Park, Inc., Section 4, of record in Book 3300, pages 68 and 69, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Scott G. Merrick and wife, Lee Ann Merrick by Warranty Deed from Marshall I. Karr and wife, Jacquelyn Karr, dated January 16, 2007 and recorded on January 17, 2007, of record in Inst. No. 20070117-0006947, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3300, pages 68 and 69, said Register's Office, which Plan shows a 75, foot minimum building setback line from Carnavon Parkway and a 60 foot minimum setback line from Chatsworth Place, a 10 foot easement for public utility purposes along the southwesterly corner of said lot, an easement for overhang purposes along the easterly line of said lot and a 2.5 by 30 foot utility anchor easement located on the northeasterly front corner of said lot.

This instrument is executed on behalf of Scott G. Merrick by Lee Ann Merrick pursuant to a Power of Attorney executed by him on the 8th day of December, 2015, of record in Instrument No. 20160112-0003130 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 173 Carnavon Parkway, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans: T20160002828 DEEDWARR
Recvd: 01/12/16 10:45 3 pgs
Fees: 18.00 Taxes: 1665.00
20160112-0003131

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of December, 2015.

Scott G. Merrick by Lee Ann Merrick, Attorney-In-Fact

Lee Ann Merrick

State of Tennessee

County of Davidson

On this 17th day of December, 2015, before me the undersigned authority, personally appeared **Lee Ann Merrick**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Lee Ann Merrick** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Scott G. Merrick**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2015.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Sworn and subscribed before me this 18th day of December, 2015.

Notary

My Commission Expires:

MY COMMISSION EXPIRES AUGUST 11, 2018

JESSICA MOTTA STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Scott G. Merrick and Lee Ann Merrick

TO: Evan Nahmias and Sandy Nahmias

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Lee Ann Merrick, Affiant

Sworn to and subscribed before me this 17th day of December, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019